



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC	4031.100
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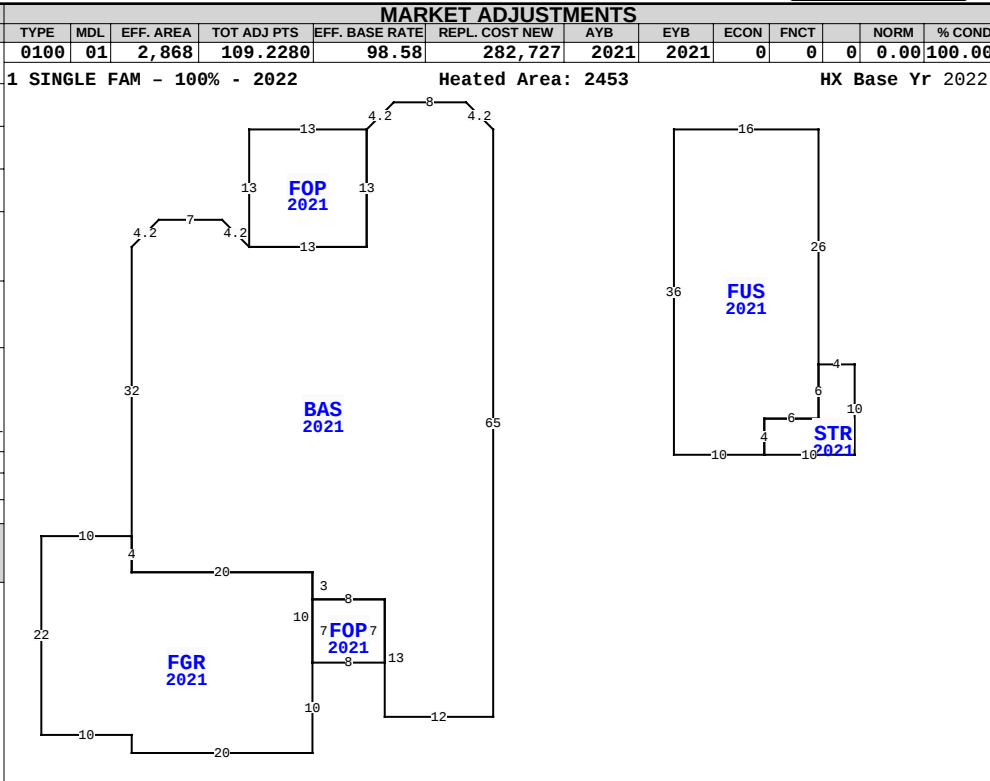
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	187,401
FGR	620	55	341	33,616
FOP	56	30	17	1,676
FOP	169	30	51	5,028
FUS	552	100	552	54,416
STR	64	10	6	591

TOTALS	3,362		2,868	282,727
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

1	0811	CONCRETE B	0	100	0	0	941.00	SF	5.20	5.20	100	2021	2021	3	100	4,893	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2021	2021	3	99	1,901	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000		



BLD DATE	04/05/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

96397 GRANITE TR, YULEE

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										282,727									
TOTAL MARKET OB/XF VALUE										7,388									
TOTAL LAND VALUE - MARKET										60,000									
TOTAL MARKET VALUE										350,115									
SOH/AGL Deduction										22,926									
ASSESSED VALUE										327,189									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										277,189									
TOTAL JUST VALUE										350,115									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										317,659									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017989	SWIM POOL	81,341	12/07/2022
B197305	CO ISSUED	0	08/17/2021
B197305	NEW CONSTR	337,486	08/26/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2490/1481	8/16/2021	WD	Q	I	01	319,300	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: CARTER JEREMY W & S							
2178/0041	1/12/2018	WD	Q	V	01	61,700	
GRANTOR: BLACKROCK PARK LLP							
GRANTEE: ADVANTAGE HOME BUIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] U3 L3 W8 D3 L3 FOP=[YR=2021] W13 S13 E13 N13\$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2021] W10 S22 E10 S2 E20 N10 FOP=[YR=2021] E8 N7 W8 S7\$ N10 W20 N4\$ S4 E20 S3 E8 S13 E12 N65\$ PTR= E20 FUS=[YR=2021] E16 S26 STR=[YR=2021] E4 S10 W10 N4 E6 N6\$ S6 W6 S4 W10 N36\$ W20\$.									